

**Architectural Inventory Form**

(Page 1 of 7)

**I. IDENTIFICATION**

1. Resource number: **5BL1369**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Miller House; Stokes House**
6. Current building name: **McCoy House**
7. Building address: **428 Baker Street**
8. Owner name: **Ryan M. McCoy**  
Owner address: **428 Baker Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SW<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **492028**  
Northing: **4446057**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **N<sup>1</sup>/<sub>2</sub> 3** Block: **46**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /  
building type:

**Late 19th and Early  
Twentieth Century Revivals  
/ Classic Cottage**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **752 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingles**
18. Roof configuration (enter one):  
**Hipped Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Decorative Shingles**

**21. General Architectural Description**

Located on the east side of Baker Street eight houses north of 4th Avenue, the small rectangular wood frame cottage on this property is 1½ story in height, and measures approximately 22' by 38'. A coursed sandstone foundation rises to a height of approximately six inches above the ground. Above the foundation, the exterior walls are finished with clapboard siding. The roof is a truncated hipped roof, covered with asphalt shingles, and finished along the perimeters with boxed eaves. An intersecting gable projects from the east-facing roof slope, overlooking the facade, and is characterized by a gabled roof, asphalt roof shingles, fishscale shingle siding, and a window with a single light surrounded by multiple small lights. Most of the windows are 1/1 double-hung sashes with wood frames and surrounds. A 3/4-width projecting front porch covers the facade. The open porch is constructed of a wood floor, turned wood posts, and a low hipped roof with a small central gable. The main entry contains a wood-paneled door with a wood screen door. The rear of the house has a wood door. At the rear of the lot next to the alley is an old 18' by 20' clay tile garage, with wood doors, and a flat roof with a stepped parapet. The rear yard also contains a an old shed with wood framing, drop siding, and a gabled roof.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located on the east side of Baker Street, in the block between 4th and 5th Avenues, near the east end of Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of single-family homes.

**24. Associated buildings, features, or objects**

Garage; Shed

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1900**

Source of information:

**"Town of Longmont, Colorado - Water Rent Collections, 1899-1904." On file at the Longmont Archives, Longmont Museum.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**David and Belle Miller**

Source of information:  
**"Town of Longmont, Colorado - Water Rent Collections, 1899-1904."**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions)::**

The house at 428 Baker Street was constructed in 1900. Designed by an unknown architect, this home is typical of working-class housing of the period in terms of its size, materials, and construction methods. Few significant changes were made to the house during the period between 1900 and the present. The only alterations of note are the enclosure of a small addition on the northeast corner between 1918 and 1930, and a small open porch on the southeast corner sometime around the 1950s. The tile garage at the rear alley was built in 1928, and the small shed behind the house appears to have been present since around 1906.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

---

### **35. Historical Background**

The house at 428 Baker Street was constructed in 1900 for David and Belle Miller, who apparently had the adjacent house to the south constructed at the same time. David Miller was born in Wilkesville, Ohio in 1844, and arrived in Colorado Territory in 1865. He moved to Longmont at the turn of the twentieth century, and worked as a farmer until his death in December 1917. Belle (Douglas) Miller was born in 1850, came to Longmont with her husband, and died in June 1915. The Millers occupied this house from 1900 through 1906. For a short time around 1906, the house was occupied by S.E. and Fannie Davenport. (S.E. worked for the Great Western Sugar Company), and by E.M. Merriman. Merriman grew up in Longmont in the 1870s and went on to serve as the town's fire chief before moving to Los Angeles. From 1907 through 1918, the house was occupied by Hannah Dobbins. Hannah Dobbins was born in 1843 in Uniontown, Ohio and came to Colorado in 1873 with her husband Samuel.

They settled in Niwot, where they opened a small general store. One year later they moved to Longmont, opened a new store, and Samuel became involved with the Farmers' National Bank until his death in 1889. Hannah was a widow during the years she lived at 428 Baker St. and was heavily involved with the local chapter of the W.C.T.U. During the time that Hannah Dobbins lived in the house, it was also occupied for a short time around 1910 by Morris and Pearl Parks. Morris grew up in Longmont and was married in 1906 to Pearl Dillinger. He worked for a time as a foreman for the Empson Packing Co. and then opened a food processing business in Longmont. Between 1919 and 1936, the house was occupied by James and Eva Stokes, along with their children Marivene and Earl. James Stokes was born in 1886 in Illinois, grew up there, and lived for a time in Oklahoma before arriving in Longmont in 1906. He was employed in the coal mines near Erie as a miner for many years and worked on area farms during the harvest seasons as an engineer with a threshing crew. Eva was born in Richland, Missouri in 1888, traveled by covered wagon to Oklahoma, and arrived in Colorado in 1906. She married James Stokes in 1909 and worked as a laundress at the Longmont Hospital. During the late 1930s, the house was occupied by George Pierce, a local pharmacist. Finally, the house was occupied from the early 1940s until 1967 by William and Lura Perry. Little is known about William Perry, who died in 1950. Lura Perry was born in 1888 in Dawson, Nebraska and came to Longmont in 1921.

### **36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permits for 428 Baker Street.

"Died - Dobbins." [Mr. S.H. Dobbins obituary] *Longmont Ledger*, March 8, 1889 p. 52

"Eva H. Stokes." [obituary] *Longmont Times-Call*, March 27, 1984, p. 12

"Former Longmonter Morris D. Parks Dies." *Longmont Times-Call*, October 2, 1967 p. 3.

"Lura Perry Dies of Long Illness." *Longmont Times-Call*, July 6, 1967 p. 3.

"'Old-Timer' Writes For Membership Card and Plans Return for 75th Celebration" *Longmont Times-Call*, May 11, 1946, p. 1.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Retired Miner James Stokes Dies." *Longmont Times-Call*, October 22, 1969 p. 3

Sanborn Fire Insurance Maps, dated June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

---

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

**xx** 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1900-1953**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1900-1953. The house is architecturally significant as well, under Criterion C, for its representative expression of the Classic Cottage architectural style. The house's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, this property may qualify to be listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded to include the entire East Side residential neighborhood, this house would qualify as a contributing resource within the district's boundaries.

**43. Assessment of historic physical integrity related to significance:**

Overall, this property exhibits a high degree of historical integrity, - relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, setting, location, design, materials, workmanship, feeling, and association. Few significant changes were made to the house during the period between 1900 and the present. The only alterations of note are the enclosure of a small addition on the northeast corner between 1918 and 1930, and a small open porch on the southeast corner sometime around the 1950s. The tile garage at the rear alley, and the small shed, also exhibit high degrees of historical integrity.

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, to include the entire neighborhood, this house would be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-30**

Frame(s): **16, 34**

Negatives filed at:

**City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **February 21, 2003**

50. Recorders: **Ron Sladek**

51. Organization: **Tatanka Historical Associates**

52. Address: **P.O. Box 1909  
Fort Collins, Colorado 80522**

53. Phone number: **970/229-9704**